

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
MARCH 16, 2006

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, MARCH 16, 2006**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of February 16, 2006, and March 2, 2006 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-4 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of March 9, 2006. Don Anderson, Darrell Downing, Mitch Mitchell, Bill Johnson, Bob Aldrich, Hoyt Hillman, Michael Gisick, present. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 2-1 (SUB2006-02) S/D on 2-23-06 approved, vote (6-0), MAPC deferred 3-8-06;
Agenda Item 2-2 (SUB2006-14) Approved, vote (7-0); Agenda Item 2-3 (SUB2005-119) Approved, vote (7-0);
Agenda Item 2-4 (DR2006-03) Approved, vote (7-0);
Agenda Item 3-1 (VAC2006-06) Approved, vote (7-0); Agenda Item 3-2 (VAC2006-07) Approved, vote (7-0);

- 2-1. **SUB2006-02: Final Plat – USD 385 ADDITION**, located north of Central and on the west side of 159th Street East.

Engineer: Baughman Company, P.A.

Acreage: 16.89

Total Lots: 1

- 2-2. **SUB 2006-14: One-Step Final Plat -- ACT PROPERTIES LLC ADDITION**, located on the southwest corner of Oliver and 37th Street North.

Engineer: Savoy Company, P.A.

Acreage: 4.56

Total Lots: 1

- 2-3. **SUB 2005-119: Final Plat -- NORTHCREST ESTATES ADDITION**, located east of Meridian and South of 53rd Street North.

Engineer: Reiss and Goodness Engineers

Acreage: 21.85

Total Lots: 50

- 2-4. **DR2006-03: Street Name Change From Jardine Drive to Opportunity Drive.**

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 and 3-2 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC 2006-06: Request to Vacate the Restriction of Uses in a Platted Reserve**, generally located northwest of the 37th Street North - Rock Road intersection, northeast of the Oakmont - 37th Street North intersection.
- 3-2. **VAC 2006-07: Request to Vacate a Portion of a Platted Right-of-way**, generally located north of Douglas Avenue and between Market and Broadway Avenue.

❖ **PUBLIC HEARINGS**

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4. Case No.: CON2006-04
Request: Conditional Use for vehicle and equipment sales, outdoor on property zoned “LC” Limited Commercial
General Location: On the northeast corner of I-235 and Central
District Advisory Board: VI considered March 6, 2006
Presenting Planner: Bill Longnecker
MAPC Deferred March 2, 2006
5. Case No.: CON2006-05
Request: Sedgwick County Conditional Use for recreation and entertainment, outdoor, on property zoned “SF-20” Single-family Residential
General Location: North of K-96 and west of Ridge Road
Presenting Planner: Jess McNeely

❖ **PLANNING COMMISSION ITEM**

6. McConnell Air Force Base Joint Land Use Study update presented by John Schlegel, Planning Director, Dave Barber, Advance Plans Manager and Mike MacKay, MAFB, Environmental Engineer.

❖ **PUBLIC HEARINGS (CONTINUED)**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

7. Case No.: ZON2005-60
Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “MF-29” Multi-family Residential
General Location: East of Clifton, 1/2 mile north of 55th Street South
Presenting Planner: Scott Dunakey
MAPC Deferred February 16, 2006
8. Case No.: ZON2005-59
Request: Sedgwick County Zone change from “SF-20” Single-family Residential to “GC” General Commercial
General Location: North of 55th Street South and 1/2 mile east of Clifton
Presenting Planner: Bill Longnecker
MAPC Deferred February 16, 2006
9. Case No.: CUP2005-75 Associated with (ZON2005-61)

Request: The creation of DP-294 Clifton Heights Commercial Community Unit Plan; and Sedgwick County Zone change from “SF-20” Single-family Residential to “LC” Limited Commercial
General Location: On the northeast corner of 55th Street South and Clifton Avenue
Presenting Planner: Donna Goltry

MAPC Deferred February 16, 2006

- 10.** Case No.: DR2005-32
Request: Proposed Amendments to the Unified Zoning Code Pertaining to Manufactured Home Parks
Presenting Planner: Scott Knebel
- 11.** Case No.: DR2005-18
Request: South Central Neighborhood Plan
Presenting Planner: Scott Knebel
- 12.** Other matters/adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission